



City of NORFOLK

C: Dir., Department of City Planning

To the Honorable Council
City of Norfolk, Virginia

January 13, 2015

From: George M. Homewood, AICP, CFM, Planning Director

Subject: **Special Exception – eating and drinking establishment at 1108 East Little Creek Road – Jose Tequila's Mexican Grill**

Reviewed:

Ronald H. Williams, Jr., Deputy City Manager

Ward/Superward: 5/6

Approved:

Marcus D. Jones, City Manager

Item Number:

R-2

- I. **Staff Recommendation:** Approval.
- II. **Commission Action:** By a vote of **6 to 0**, the Planning Commission recommends **Approval**.
- III. **Request:** Special Exception – eating and drinking establishment.
- IV. **Applicant:** Jose C. Ledezma
- V. **Description:** This request would allow an existing restaurant, Jose Tequila's Mexican Grill, to serve alcoholic beverages to its patrons. In addition, improvements to the site have been recommended, including perimeter landscaping along East Virginia Beach Boulevard and Lion Avenue.

	Previous (Cagney's)	Proposed (Jose Tequila's)
Hours of Operation	7:00 a.m. until 11:00 p.m., Seven days a week	11:00 a.m. until 10:00 p.m., Sunday through Thursday 11:00 a.m. until 11:00 p.m., Friday and Saturday
Hours for the Sale of Alcohol	11:00 a.m. until 10:00 p.m., Seven days a week	11:00 a.m. until 10:00 p.m., Sunday through Thursday 11:00 a.m. until 11:00 p.m., Friday and Saturday
Seating	168 seats indoors 0 seats outdoors 198 total capacity	157 seats indoors 15 seats outdoors 232 total capacity

Staff point of contact: Chris Whitney at 823-1253, chris.whitney@norfolk.gov

Attachments:

- Staff Report to CPC dated December 11, 2014 with attachments
- Proponents and Opponents
- Ordinance



City of NORFOLK

To the City Planning Commission
City of Norfolk, Virginia

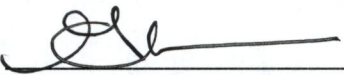
December 11, 2014

From: Chris Whitney *CW*
City Planning Technician

Subject: Special exception to
operate an eating and drinking
establishment at 1108 East Little
Creek Road – **Jose Tequila's
Mexican Grill**

Reviewed: Leonard M. Newcomb III, CFM *LMN III*
Land Use Services Manager

Ward/Superward: 5/6

Approved: 
George M. Homewood, AICP, CFM
Planning Director

Item Number: 11

I. Recommendation:

Staff recommends approval, considering compliance with *Zoning Ordinance* requirements and consistency with approved plans.

II. Applicant: Jose C. Ledezma

III. Description:

This request would allow an existing restaurant, Jose Tequila's Mexican Grill, to serve alcoholic beverages to its patrons.

IV. Analysis

The site is located on the northwest corner of East Little Creek Road and Lion Avenue.

Plan Analysis

The proposed special exception is consistent with *plaNorfolk2030*, which designates this site as commercial.

Zoning Analysis

- The site is located in a C-2 (Commercial Corridor) district, which permits the proposed use with a special exception.

	Previous (Cagney's)	Proposed (Jose Tequila's)
Hours of Operation	7:00 a.m. until 11:00 p.m., Seven days a week	11:00 a.m. until 10:00 p.m., Sunday through Thursday 11:00 a.m. until 11:00 p.m., Friday and Saturday
Hours for the Sale of Alcohol	11:00 a.m. until 10:00 p.m., Seven days a week	11:00 a.m. until 10:00 p.m., Sunday through Thursday 11:00 a.m. until 11:00 p.m., Friday and Saturday
Seating	168 seats indoors 0 seats outdoors 198 total capacity	157 seats indoors 15 seats outdoors 232 total capacity

- Special exception history:

City Council Approval	Applicant	Changes
2008	Rungsi Adalem	Eating and drinking establishment
Pending	Jose Ledezma	Additional business owner and managers – eating and drinking establishment

Traffic Analysis

Institute of Transportation Engineers figures estimate that this restaurant will generate 53 fewer vehicle trips per day by decreasing total indoor seating at this location by 11 below currently approved levels.

Parking Analysis

- The current parking regulations for a restaurant within a Suburban Character District require one parking space per 150 square feet of enclosed building area.
- The restaurant contains 6,800 square feet and is required to accommodate 45 off-street parking spaces.
- The site complies with current parking requirements.

V. Financial Impact

The property owner is current on all taxes.

VI. Environmental

- The site is located in a district surrounded by a mix of commercial, institutional, and residential uses.
- Site improvements include perimeter landscaping along East Virginia Beach Boulevard and Lion Avenue.
- This application should have no adverse impact on the surrounding area.

VII. Community Outreach/Notification

- Legal notice was posted on the property on November 4.
- Letter was sent to the South Bayview Civic League on November 24.
- Letters were mailed to all property owners within 300 feet of the property on November 26.
- Legal notification was placed in *The Virginian-Pilot* on November 27 and December 4.

VIII. Coordination/Outreach

This report has been coordinated with the Department of City Planning, the Department of Parks, Recreation, and Open Space, and the City Attorney's Office.

Supporting Material from the Department of City Planning:

- Proposed conditions
- Location map
- Zoning map
- 1000' radii map of similar ABC establishments
- Application
- Landscape Plan
- Letter to the Civic League
- Letter of Support from South Bayview Civic League

Proponents and Opponents

Proponents

Gene Turck
5284 Shenstone Circle
Virginia Beach, VA 23455


Opponents

None

Form and Correctness Approved

By 
Office of the City Attorney

Contents Approved: CW

By 
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE GRANTING A SPECIAL EXCEPTION AUTHORIZING THE OPERATION OF AN EATING AND DRINKING ESTABLISHMENT KNOWN AS "JOSE TEQUILA'S MEXICAN GRILL" ON PROPERTY LOCATED AT 1108 EAST LITTLE CREEK ROAD.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted to Tapatios, Inc. authorizing the operation of an eating and drinking establishment named "Jose Tequila's Mexican Grill" on property located at 1108 East Little Creek Road. The property which is the subject of this Special Exception is more fully described as follows:

Property fronting 108 feet, more or less, along the northern line of East Little Creek Road and 175 feet, more or less, along the western line of Lion Avenue; premises numbered 1108 East Little Creek Road.

Section 2:- That the Special Exception granted hereby shall be subject to the following conditions:

- (a) The hours of operation for the establishment and for the sale of alcoholic beverages shall be from 11:00 a.m. until 10:00 p.m. Sunday through Thursday and from 11:00 a.m. until 11:00 p.m. Friday and Saturday. No use of the establishment outside of the hours of operation listed herein shall be permitted.
- (b) The seating for the establishment shall not exceed 157 seats indoors, 15 seats outdoors, and the total occupant capacity, including employees, shall not exceed 232 people.
- (c) This special exception shall terminate in the event of a change in ownership of the establishment and may be revoked in the event of a change in the

operation of the establishment as described in the Description of Operations set forth in "Exhibit A," attached hereto, provided that no termination in the event of a change in ownership of the establishment shall be effective until 120 days after the change or until a new special exception is granted showing the new owner, whichever is earlier.

- (d) The landscaping plan attached hereto and marked as "Exhibit B" shall be reviewed by the Department of Recreation, Parks and Open Space and landscaping shall be installed in accordance with the approved plan, subject to any adjustments or additions required to be made during the review process.
- (e) Any dumpster on the site shall be enclosed, gated, constructed with materials to match the existing dumpster, and not visible from any public right-of-way.
- (f) The establishment shall maintain a current, active business license at all times while in operation.
- (g) The establishment shall remain current on all food and beverages taxes and business personal property taxes which may become due while it is in operation.
- (h) No public telephone(s) shall be permitted on the exterior of the property. Any public phone(s) on the interior of the building shall be located in an area within full view of the establishment's staff and shall not be permitted within any restroom.
- (i) During all hours of operation, the establishment operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the Special Exception so as to keep such areas free of litter, refuse, solid waste, and any bodily discharge.
- (j) A menu shall be provided containing an assortment of foods which shall be made available at all times the restaurant is open. A food menu and full dining service shall be available at the bar.

- (k) The business authorized by this Special Exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this Special Exception. Should any owner, operator, or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new Special Exception must be obtained prior to implementing such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.
- (l) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this Special Exception. This Special Exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.
- (m) There shall be no entertainment, no dancing, and no dance floor provided.
- (n) Neither the establishment nor any portion of it shall be leased, let, or used to stage any private party and no outside promoter shall be permitted to use, operate, rent, or host any event on the premises.
- (o) A copy of this Adult Use Special Exception ordinance and Exhibits shall be available on site at all times for inspection, and a notice indicating that this Adult Use Special Exception ordinance and all amendments are kept on the premises and are available for review by any member of the general public shall be posted in a visible location. The notice shall also contain information on where and how to report violations of conditions and shall include the address of the zoning administrator.

Section 3:- That the City Council hereby determines that the Special Exception granted herein complies with each of the requirements of § 25-7 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), namely that:

- (a) The proposed use and development will be in harmony with the objectives and policies of the adopted General Plan of Norfolk and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established;
- (b) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;
- (c) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;
- (d) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;
- (e) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;
- (f) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;
- (g) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;
- (h) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;

- (i) The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the city as a whole;
- (j) The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use; and
- (k) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.

Section 4:- That the Special Exception granted hereby amends the previously granted special exception permitting operation of an Eating and Drinking Establishment on this property, adopted on March 18, 2008 (Ordinance No. 43,022). All provisions and conditions previously approved are entirely superseded by the terms of this Special Exception

Section 5:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENTS:

Exhibit A (3 pages)

Exhibit B (1 page)



EXHIBIT "A"
Description of Operations
Eating and Drinking Establishment

Date 10 20 17

Trade name of business Jose Tequilas Mex Grill

Address of business 1108 E Little Creek Rd Norfolk VA 23518

Name(s) of business owner(s)* Jose Cesar Ledezma - Tapatias, Inc.

Name(s) of property owner(s)* Rongsy ADALAM

Daytime telephone number (757) 630 4302

*If business or property owner is partnership, all partners must be listed.

*If business or property owner is an LLC or Corporation, all principals must be listed.

1. Proposed Hours of Operation:

<u>Facility</u>	<u>Alcoholic Beverage Sales</u>
Weekday From <u>11 AM</u> To <u>10 PM</u>	Weekday From <u>11 AM</u> To <u>10 PM</u>
Friday From <u>11 AM</u> To <u>10 PM</u>	Friday From <u>11 AM</u> To <u>11 PM</u>
Saturday From <u>11 AM</u> To <u>11 PM</u>	Saturday From <u>11 AM</u> To <u>11 PM</u>
Sunday From <u>11 AM</u> To <u>10 PM</u>	Sunday From <u>11 AM</u> To <u>10 PM</u>

2. Type of ABC license applied for (check all applicable boxes)

☒ On-Premises ☐ Off-Premises (additional application required)

3. Type of alcoholic beverage applied for

☒ Beer ☒ Wine ☒ Mixed Beverage

4. Will indoor or outdoor entertainment be provided?

(Entertainment consists of anything more than one, unamplified musician)

☐ Yes (Different application required) ☒ No

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July 2013)

Exhibit A – Page 2
Eating and Drinking Establishment

5. Will video games, pool tables, game boards or other types of games be provided?
☐ Yes (If more than 4, additional application required) ☒ No

5a. If yes, please describe type and number of each game to be provided

6. Will patrons ever be charged to enter the establishment?
☐ Yes ☒ No

6a. If yes, why

- 6b. Which days of the week will there be a cover charge (circle all applicable days)?

Monday Tuesday Wednesday Thursday Friday
Saturday Sunday

7. Will the facility or a portion of the facility be available for private parties?
☐ Yes ☒ No

7a. If yes, explain

8. Will a third party (promoter) be permitted to lease, let or use the establishment?
☐ Yes ☒ No

8a. If yes, explain

9. Will there ever be a minimum age limit?
☐ Yes ☒ No

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July 2013)

Exhibit A – Page 3
Eating and Drinking Establishment

10. Additional comments/ description/operational characteristics or prior experience:

Note: If smoking is permitted, then floor plans must be submitted showing all necessary building requirements for such facility



Signature of Applicant

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

810 Union Street, Room 508

Norfolk, Virginia 23510

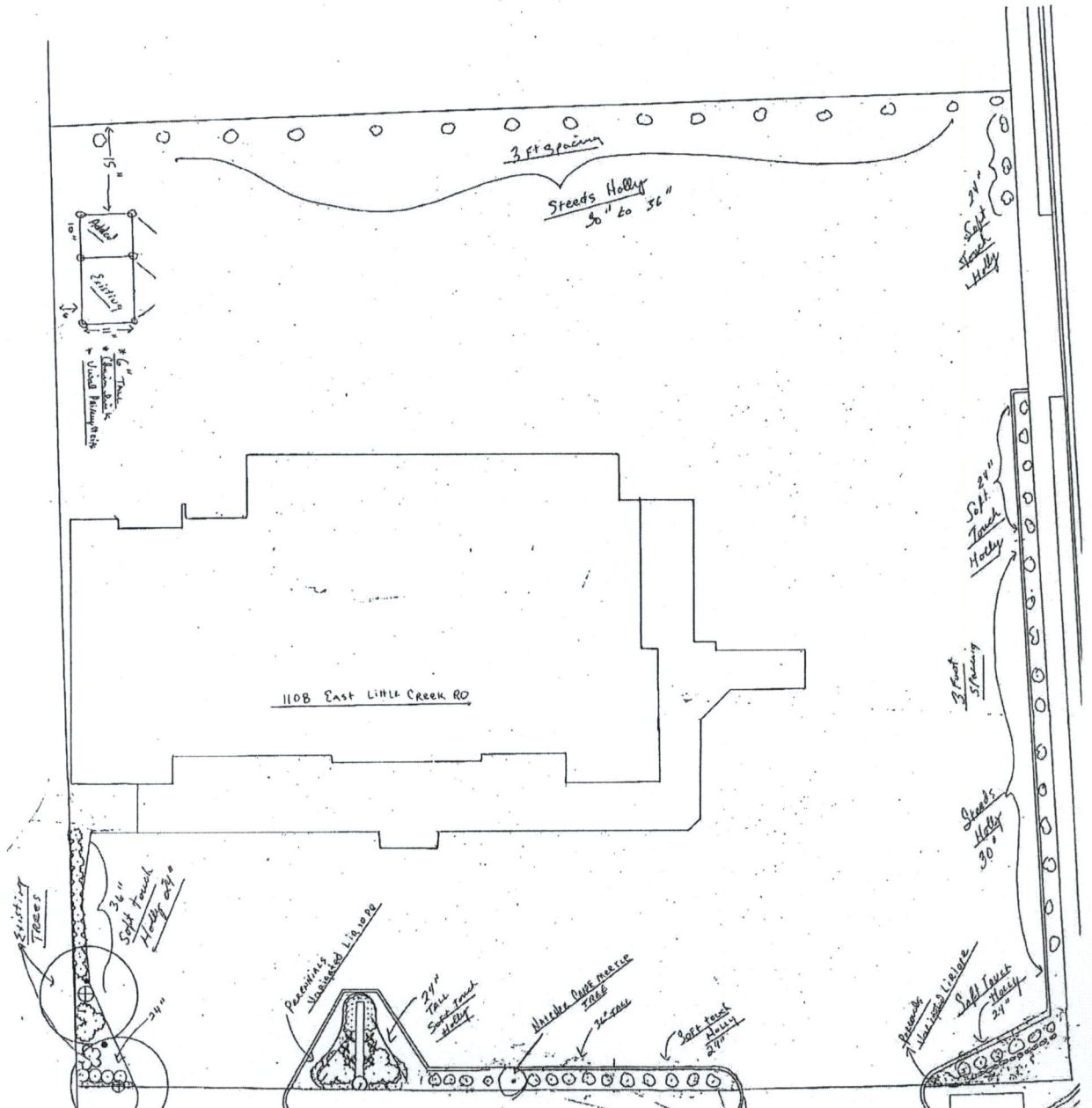
Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July 2013)

EXHIBIT

tabbies

B



Jose Tequila's Mexican Grill
1108 East Little Creek Road
Conditions

- (a) The hours of operation for the establishment and for the sale of alcoholic beverages shall be from 11:00 a.m. until 10:00 p.m. Sunday through Thursday and 11:00 a.m. until 11:00 p.m. Friday and Saturday. No use of the establishment outside of the hours of operation listed herein shall be permitted.
- (b) The seating for the establishment shall not exceed 157 seats indoors, 15 seats outdoors, and the total occupant capacity, including employees, shall not exceed 232 people.
- (c) This special exception shall terminate in the event of a change in ownership of the establishment and may be revoked in the event of a change in the operation of the establishment as described in the Description of Operations set forth in "Exhibit A," attached hereto, provided that no termination in the event of a change in ownership of the establishment shall be effective until 120 days after the change or until a new special exception is granted showing the new owner, whichever is earlier.
- (d) The site shall be improved and maintained to meet all the criteria, including landscaping, identified in the attached site plan set forth in "Exhibit B," and attached hereto. The landscaping shall be installed and maintained along East Little Creek Road and Lion Avenue as approved by the Department of Recreation, Parks, and Open Space.
- (e) All dumpsters on the site shall be enclosed and gated with materials to match the existing dumpster enclosure materials and shall not be visible from any public right-of-way.
- (f) The establishment shall maintain a current, active business license at all times while in operation.
- (g) The establishment shall remain current on all food and beverages taxes and business personal property taxes which may become due while it is in operation.
- (h) No public telephone(s) shall be permitted on the exterior of the property. Any public phone(s) on the interior of the building shall be located in an area within full view of the establishment's staff and shall not be permitted within any restroom.

- (i) During all hours of operation, the establishment operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the special exception so as to keep such areas free of litter, refuse, solid waste, and any bodily discharge.
- (j) A menu shall be provided containing an assortment of foods which shall be made available at all times the establishment is open. A food menu and full dining service shall be available at the bar.
- (k) The business authorized by this special exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this special exception. Should any owner, operator or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new special exception must be obtained prior to implementing such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.
- (l) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this special exception. This special exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.
- (m) There shall be no entertainment, no dancing, and no dance floor provided.
- (n) Neither the establishment nor any portion of it shall be leased, let, or used to stage any private party and no outside promoter shall be permitted to use, operate, rent, or host any event on the premises.
- (o) A copy of this special exception ordinance and Exhibits shall be available on the premises at all times for inspection, and a notice indicating that this special exception ordinance and all amendments are kept on the premises and are available for review by any member of the general public shall be posted in a visible location. The notice shall also contain information on where and how to report violations of conditions and shall include the address of the zoning administrator.

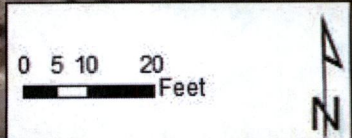
Location Map

JOSE TEQUILA'S MEXICAN GRILL

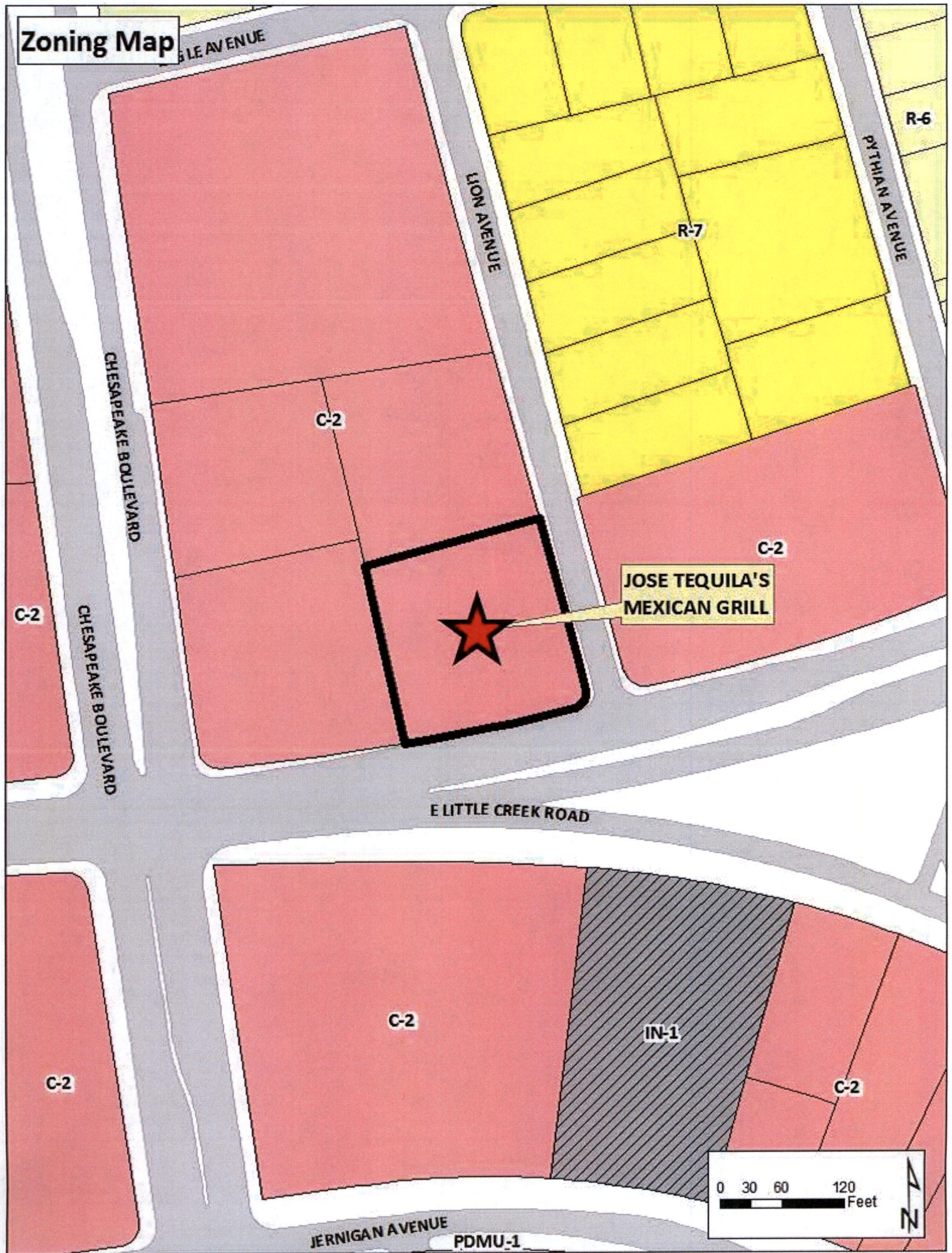


LION AVENUE

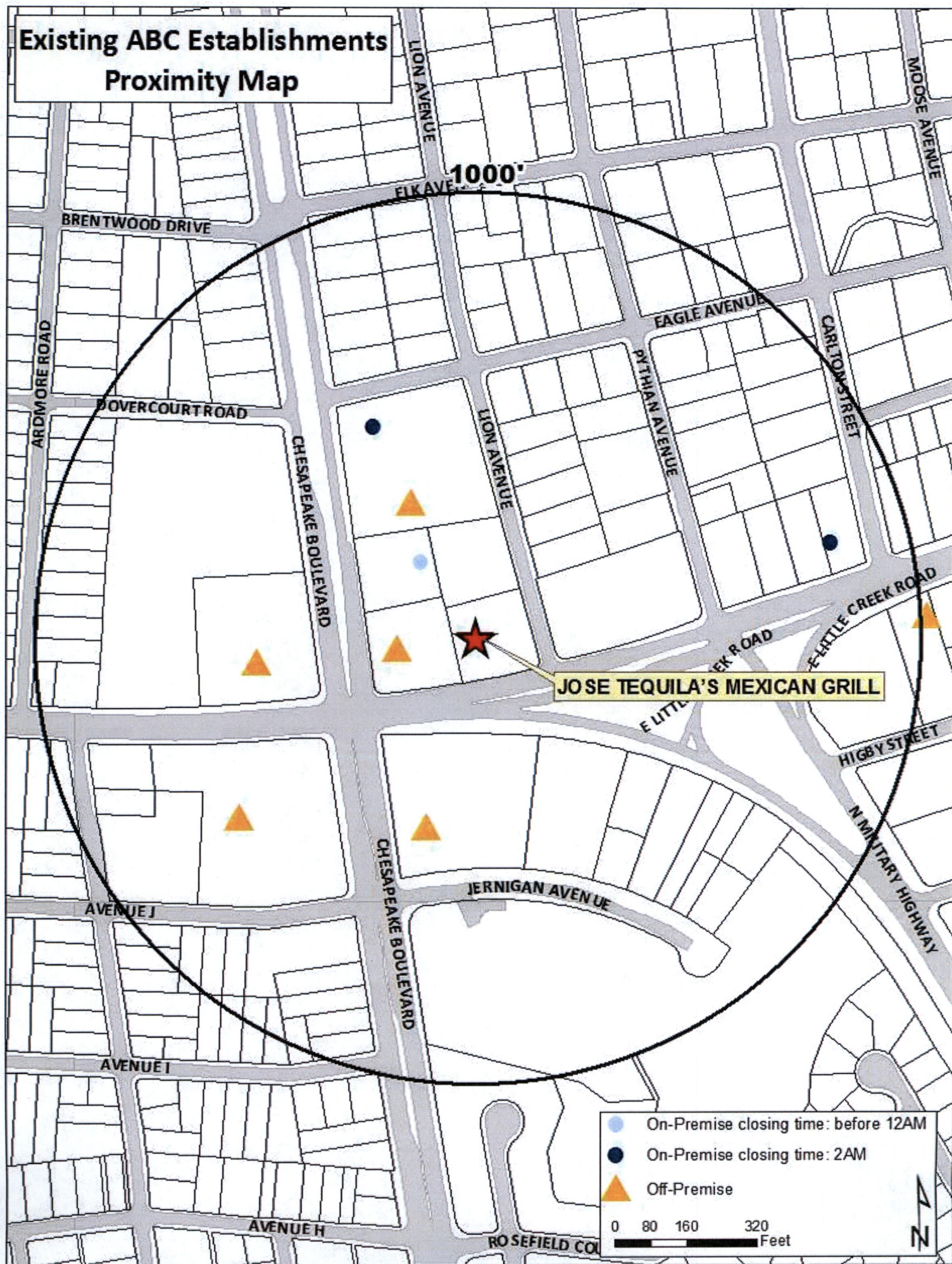
E LITTLE CREEK ROAD



Zoning Map



Existing ABC Establishments Proximity Map





**APPLICATION
ADULT USE SPECIAL EXCEPTION
EATING AND DRINKING ESTABLISHMENT
(Please print)**

Date 10/23/14

DESCRIPTION OF PROPERTY

Address 1108 E. Little Creek Rd Norfolk VA 23518

Existing Use of Property Restaurant

Proposed Use Same

Current Building Square Footage 6800 SQ

Proposed Building Square Footage Same

Trade Name of Business (if applicable) Jose Tequilas Mex Grill

APPLICANT/ PROPERTY OWNER

1. Name of applicant: (Last) Hederman (First) Jose (MI) C

Mailing address of applicant (Street/P.O. Box) 2744 Nestlebrook trail

(City) VA Beach (State) VA (Zip Code) 23456

Daytime telephone number of applicant (757) 630 4302 Fax number () _____

E-mail address of applicant ELTAPATIO inc @ AOL. com

2. Name of property owner (Last) ADALEM (First) BUNGSY (MI) _____

Mailing address of property owner (Street/P.O. Box) 5284 SHENSTONE Circle

(City) VA Beach (State) VA (Zip Code) 23455

Daytime telephone number of owner (757) 816 6868 Fax number () _____

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July 2013)

CONTACT INFORMATION

Civic League contact South Bayview Civic League - Peggy Russell 587-6574

Date(s) contacted _____

Ward/Super Ward information _____

REQUIRED ATTACHMENTS

- Required application fee, **\$355.00** (if check, make payable to Norfolk City Treasurer).
 - Application fee includes a non-refundable \$5 technology surcharge.
- Two 8½ inch x 14 inch (maximum size) copies of a floor plan prepared by a registered design professional drawn to scale showing seats/tables, restroom facilities, bar, ingress and egress, standing room, outdoor dining and total maximum capacity (see attached example)
- Two 8½ inch x 14 inch (maximum size) copies of a survey or conceptual site plan (required for new construction or site improvements) drawn to scale showing:
 - Existing and proposed building structures
 - Driveways
 - Parking
 - Landscaping
 - Property lines (see attached example)
- Completed Exhibit A, Description of Operations (attached)

CERTIFICATION

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

X Print name: RUNGI Adalem Sign: [Signature] 10/20/14
(Property Owner or Authorized Agent Signature) (Date)

Print name: Cesar Ledem Sign: [Signature] 1/1
(Applicant or Authorized Agent Signature) (Date)



EXHIBIT "A"
Description of Operations
Eating and Drinking Establishment

Date 10 20 17

Trade name of business Jose Tequilas Mex Grill

Address of business 1108 E Little Creek Rd Norfolk VA 23518

Name(s) of business owner(s)* Jose Cesar Ledezma - Tapatios, Inc.

Name(s) of property owner(s)* Rungy ADALAM

Daytime telephone number (757) 630 4302

*If business or property owner is partnership, all partners must be listed.

*If business or property owner is an LLC or Corporation, all principals must be listed.

1. Proposed Hours of Operation:

Facility

Weekday From 11 AM To 10 PM

Friday From 11 AM To 10 PM

Saturday From 11 AM To 11 PM

Sunday From 11 AM To 10 PM

Alcoholic Beverage Sales

Weekday From 11 AM To 10 PM

Friday From 11 AM To 11 PM

Saturday From 11 AM To 11 PM

Sunday From 11 AM To 10 PM

2. Type of ABC license applied for (check all applicable boxes)

☒ On-Premises ☐ Off-Premises (additional application required)

3. Type of alcoholic beverage applied for

☒ Beer ☒ Wine ☒ Mixed Beverage

4. Will indoor or outdoor entertainment be provided?

(Entertainment consists of anything more than one, unamplified musician)

☐ Yes (Different application required) ☒ No

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July 2013)

Exhibit A – Page 2
Eating and Drinking Establishment

5. Will video games, pool tables, game boards or other types of games be provided?
☐ Yes (If more than 4, additional application required) ☒ No

5a. If yes, please describe type and number of each game to be provided

6. Will patrons ever be charged to enter the establishment?
☐ Yes ☒ No

6a. If yes, why

- 6b. Which days of the week will there be a cover charge (circle all applicable days)?

Monday Tuesday Wednesday Thursday Friday
Saturday Sunday

7. Will the facility or a portion of the facility be available for private parties?
☐ Yes ☒ No

7a. If yes, explain

8. Will a third party (promoter) be permitted to lease, let or use the establishment?
☐ Yes ☒ No

8a. If yes, explain

9. Will there ever be a minimum age limit?
☐ Yes ☒ No

Exhibit A – Page 3
Eating and Drinking Establishment

10. Additional comments/ description/operational characteristics or prior experience:

Note: If smoking is permitted, then floor plans must be submitted showing all necessary building requirements for such facility



Signature of Applicant

Exhibit A – Floor Plan(s) Worksheet Eating and Drinking Establishment

- Complete this worksheet based for each floor plan submitted with application.
- Floor plan must be prepared by a registered design professional and include:
 - Tables/seats
 - Restroom facilities
 - Bar
 - Ingress and egress
 - Standing room
 - Outdoor seating
 - Total maximum capacity (including employees)

Total capacity

a. Indoor

Number of seats (not including bar seats)

Number of bar seats

Standing room

~~412~~ 142
15
430

b. Outdoor

Number of seats

15

c. Number of employees

20

Total Occupancy

(Indoor/Outdoor seats, standing room and employees) = 232

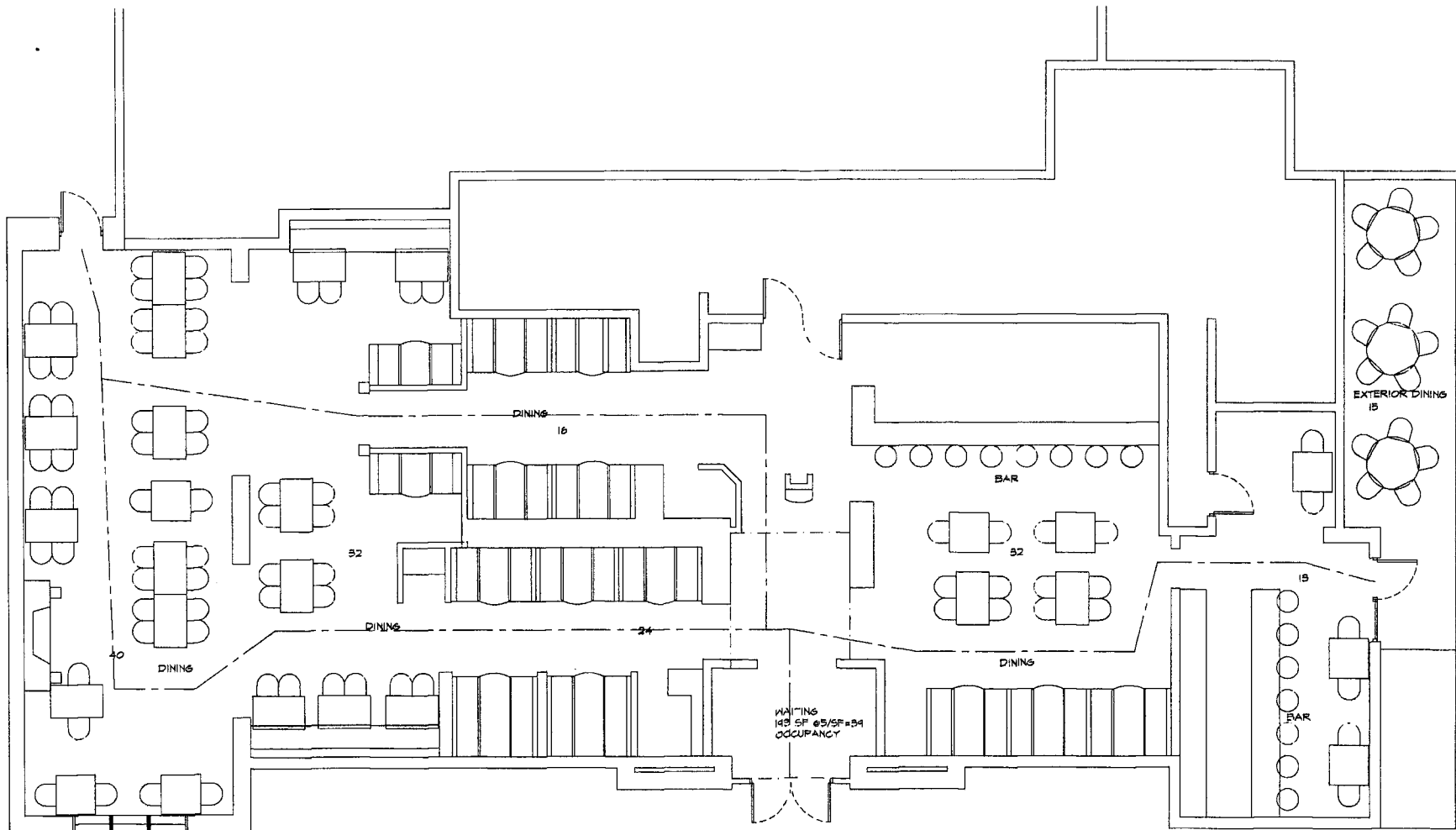
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July 2013)



1108 LITTLE CREEK RD, NORFOLK, VIRGINIA

11.26.2014
SCALE 1/8"=1'-0"

SEATING PLAN AS SHOWN - 157

2,902 SF USABLE DINING AREA @ 1/15SF (TABLES& CHAIRS) = 193 MAX OCCUPANCY

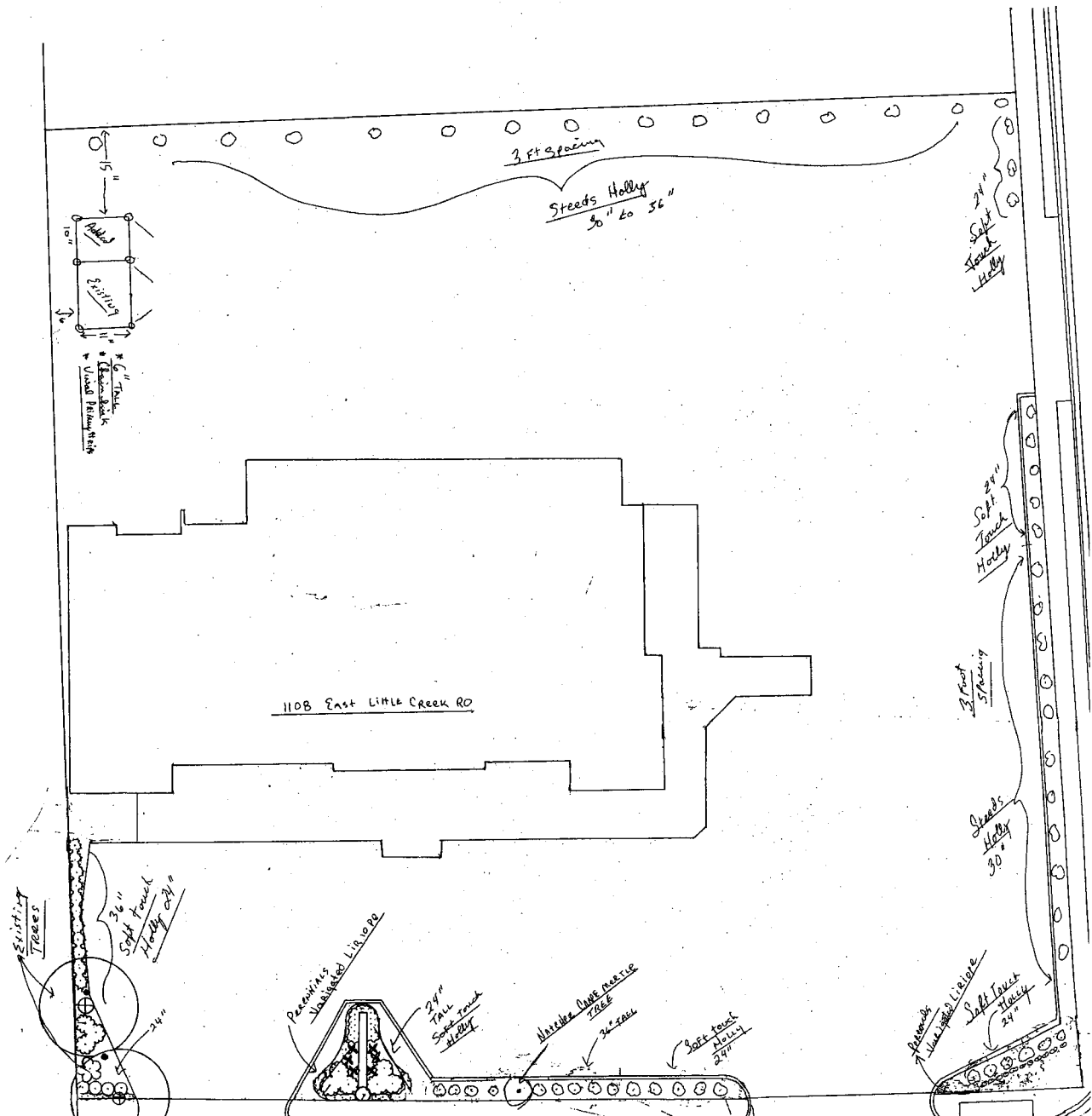
WAITING AREA 193SF @ 5SF/PERSON(STANDING)=39. TOTAL GUEST OCCUPANCY = 232

3 MEANS OF EGRESS PROVIDED

MORRISSETTE ARCHITECTURE

Architecture, Planning and Interior Design

5204 Edgewater Drive, Norfolk VA TFM@MorrisetteArchitecture.com 757-627-0268





City of NORFOLK

November 24, 2014

Peggy Russell
President, South Bayview Civic League
1147 Elk Avenue
Norfolk, VA 23518

Dear Ms. Russell,

The Planning Department has received an application for a special exception to operate an eating and drinking establishment on property located at 1108 E. Little Creek Road. This item is tentatively scheduled for the December 11, 2014 City Planning Commission public hearing.

Summary

This request would allow an existing restaurant, Jose Tequila's Mexican Grill, to sell alcoholic beverages to its patrons for on-premises consumption.

	Previous (Cagney's)	Proposed (Jose Tequila's)
Hours of Operation	7:00 a.m. until 11:00 p.m., Seven days a week	11:00 a.m. until 10:00 p.m., Sunday through Thursday 11:00 a.m. until 11:00 p.m., Friday and Saturday
Hours for the Sale of Alcohol	11:00 a.m. until 10:00 p.m., Seven days a week	Same
Seating	168 seats indoors 0 seats outdoors 198 total capacity	178 seats indoors 0 seats outdoors 198 total capacity

If you would like additional information on the request, you may contact the applicant, Jose Ledezma, at (757) 630-4302 or you may telephone me at (757) 823-1253. A copy of the complete application is enclosed.

Sincerely,

Chris Whitney
City Planning Technician

cc: Carlton Ransom, Senior Neighborhood Development Specialist
carlton.ransom@norfolk.gov or (757) 823-4206

South Bayview Civic League

At our regular monthly meeting on October 9, the members of South Bayview Civic League discussed the three current ABC applications from businesses operating in our civic league area: El Gavilan, Jose Tequilas, and Clancy's. It was noted that with Harbor Inn which is soon to relocate here and the TNT Sports Tavern we will now have five establishments serving a full line of alcoholic beverages, some until 2:00 a.m. There are another three businesses at the intersection of Chesapeake Blvd. and Little Creek Road plus Maya's Latin Store in the Bayview Shopping Center with off premises license. This comes to a total of nine business selling some form of alcohol within about a 300 foot radius.

Some of these establishments selling mixed beverages are larger and have been operating for some time and are open quite late. Therefore, in the case of El Gavilan we felt that we could not object to their application to add mixed beverages to their menu since they are much smaller and particularly due to their only being open until 9:00 and 10:00 p.m. Nor will we object in the case of Jose Tequilas application which we anticipate will be a good restaurant replacement for Cagney's.

But please note that in the future we will be prepared to strongly object to any additional business that would sell alcohol either on or off premises from coming into this neighborhood or close to this intersection.

Peggy Russell, President
South Bayview Civic League
587-6514